

BROOKINGS COUNTY DEVELOPMENT DIRECTOR
BROOKINGS CITY & COUNTY GOVERNMENT CENTER
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
ROBERT W. HILL
TELEPHONE (605) 696-8350
FAX (605) 696-8355
E-MAIL: zoning@brookingscountysd.gov

August 19th, 2015 Special Meeting Minutes

Brookings County Planning & Zoning Commission
August 19th, 2015 – 8:00 A.M.
Brookings City & County Government Center
310 Chambers

Vice chair Rochel called the meeting to order at 8:01 A.M. Commission members present were: Lee Ann Pierce, Darrell Nelson, Roger Erickson, Tom Davis, Terrell Spence and Randy Jensen. Jeff Robbins, Darrel Kleinjan, Laurie Nichols and Kimberly Elenkiwich were absent.

Chair Rochel read **agenda item # 2: Items to be added to agenda by commission members or staff.** No items were added by commission members or staff.

Chair Rochel read **agenda item # 3: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Rochel read **agenda item # 4: Approval of Agenda.** Roger Erickson moved to approve the agenda. Lee Ann Pierce seconded. Chair Rochel called for a voice vote. 7-ayes and 0-nays, motion carried.

Chair Rochel stated, "We are now acting as the Board of Adjustment", read the opening statement and **agenda item # 5. 2015var018: K & K Enterprises by Kenneth R. Lewno has made an application, 2015var018, to the Brookings County Board of Adjustment for a variance. Article 12: Section 12.01 "CI" Commercial/Industrial District: Area Regulations # 2 Front Yard. There shall be a front yard on each street which a lot abuts, and which yard shall be not less than one hundred (100) feet in depth. A corner lot will have two front yards. The property is described as: "N 250' of OL 1 of NW ¼ NW ¼ of Section 18, T111N, R48W (Sherman Township)" ~~ located at 20402 478th Ave, White SD 57276.** Terrell Spence moved to approve the variance request. Tim Davis seconded. Chair Rochel the opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Mr. Lewno has applied for a variance, they are upgrading their facilities with new fuel storage tanks, realigning and relocating the pumps, dispensers and canopy. The new canopy support posts

will be 30' from the right of way, the old canopy was 35' from the right of way. The station was built in 1973 and is zoned Commercial. The current set-backs were not in place when it was initially built. The hardship is the shape and size of the lot. The canopy will be straight with the property and no longer at an angle so there will be better view of traffic." Chair Rochel asked the Lewno's to come forward and identify themselves. The Lewno's identified themselves as Ken and Kristina Lewno. Mr. Lewno stated, "We have owned the business since 2010 and recently have bought the property and are upgrading things. Our first priority was to make the canopy safe so we want to remove and replace it with a new 4 post canopy. The new canopy and location will provide better traffic flow & further service to our customers. Visibility was an issue with large trucks with the old canopy location. We worked with a designer and engineer in planning the location of things. The new design will have a better flow, be more productive and provide better visibility. The canopy area needed to be set up to the northwest corner so that is visible from the building." The board discussed: The accident history at that corner, visibility concerns, stop sign location, fuel and storage tank location, and what the Department of Transportation's thoughts were on the canopy location. Mr. Haugen stated, " John Rittershaus from The Department of Transportation and the Brookings county highway superintendent had no issues or concerns, the White Fire Department had no objections or concerns, and also Mr. Mills a neighboring land owner had no objections." Mrs. Lewno stated, "The addition of a flashing light at the corner and the lower speed limit of 45 has helped with past accident issues. Board member Spence commented that it was a big improvement to the property having the above ground storage tanks removed. Mr. Lewno stated, "The old above ground tanks are gone, testing was done and the new storage tanks will be located underground following rules and guidelines." Chair Rochel asked if the board had further questions, seeing none, he asked Mr. Haugen to go over the Findings of Facts, with any additions, which are on file. Chair Rochel called for a roll call vote: Pierce-aye, Nelson-aye, Erickson-aye, Davis-aye, Spence-aye, Jensen-aye, Rochel-aye. 7-ayes, 0-nays, motion carried.

Chair Rochel read **agenda item # 6: Department Reports**. Chair Rochel asked for any staff reports. Mr. Hill requested that any correspondences go through the office and then it will be sent on to the board so that a record remains in the office. Mr. Haugen reminded the board of the busy schedule of the upcoming meeting. Chair Rochel asked what the plan was for ending time of meeting. Mr. Hill stated, "The county commission has requested that we have no late night meetings. The meetings will start shutting down at 10 P.M. with final questions and end by 10:30 P.M., if agenda items are not finished, we will meet on another evening."

Chair Rochel adjourned the meeting at 8:28 A.M.

Rae Lynn Maher
Brookings County
Development Department.